This instrument was prepared by [redacted], Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee 37215.

BOOK 5301 PAGE 145

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Eddie Benefield (NAME) | SEND TAX BILLS TO: | Map 72-13 |
| 1310 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER) | [redacted] (NAME) 220 4th AVENUE NORTH (STREET ADDRESS) | Parcel 376 |
| Nashville, Tennessee 37206 (CITY) (P. O. ZONE) (STATE) | NASHVILLE, TENN. 37219 (CITY) (ZONE) (STATE) | 27W-02660 |

*FOR AND IN CONSIDERATION of the sum of* TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by the said grantee, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

Third National Bank In Nashville, Thomas W. Balls, Tennie K. McGhee, and Doris Blackwelder, as Co-Executors and Trustees under the Will of Herman Otis Balls, deceased, hereinafter called Grantors,
*have this day bargained and sold, and do hereby transfer and convey unto the said* Eddie Benefield, hereinafter called Grantee, his

~~Successors~~, *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Trevecca Subdivision of Renraw of record in Book 421, pages 72 and 73, Register's Office for said County.

Lot No. 18 fronts 50 feet on the westerly side of Gallatin Road and runs back between parallel lines 170 feet to a 15-foot alley.

Being the same property conveyed to H. O. Balls by deed from William E. Hoffman and wife, Mary S. Hoffman of record in Book 4656, page 129, said Register's Office. The said H. O. Balls being now deceased, by Will of Herman Otis Balls of record in Will Book 120, page 178, Probate Court Clerk's Office for Davidson County, Tennessee, said property is vested in Third National Bank in Nashville, Thomas W. Balls, Tennie K. McGhee, and Doris Blackwelder, as Co-Executors and Trustees thereunder with full power to sell and convey said property without approval of any court.

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This conveyance is subject to easement for ingress and egress of record in Book 4656, page 130, said Register's Office, which affects Lot No. 18.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 16th day of June 1978

Affiant Campbell Brown

My commission expires: My Commission Expires OCT. 1, 1979 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 1310 Gallatin Road (House Number) Nashville, (Street) Tennessee 37206 P. O. Address, (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Grantee, his

~~successors~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which have been prorated.

We *further covenant and bind* ourselves, our successors ~~successors~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands *this* 16th *day of* June, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIRD NATIONAL BANK IN NASHVILLE, AS CO-EXECUTOR AND TRUSTEE

By: Campbell Brown
Campbell Brown, Real Estate Officer

Doris Blackwelder
Doris Blackwelder, Co-Executor & Trustee

Tennie K. McGhee
Tennie K. McGhee, Co-Executor & Trustee

Thomas W. Balls
Thomas W. Balls, Co-Executor & Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Thomas W. Balls, Tennie K. McGhee, and Doris Blackwelder, Co-Executors and Co-Trustees under the Will of Herman Otis Balls, deceased,

*the within named bargainor, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Tennessee
*this* 16th *day of* June, *19* 78.

NOTARY PUBLIC DAVIDSON CO. TENN.

*Commission expires* My Commission Expires OCT. 1, 1979 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Campbell Brown *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Real Estate Officer *of the* Third National Bank In Nashville, *the within named bargainor, a corporation, and that* he *as such* Real Estate Officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Real Estate Officer.

*Witness my hand and seal, at office in* Nashville, Tennessee
*this* 16th *day of* June, *19* 78.

NOTARY PUBLIC DAVIDSON CO. TENN.

*Commission expires* My Commission Expires OCT. 1, 1979 *Notary Public*

Return to HOme Federal
•• 554,144-9

**WARRANTY DEED**

FROM
Third National Bank In Nashville, Thomas W. Balls,
Tennie K. McGhee, & Doris Blackwelder, Co-Executors &
Co-Trustees under the Will of Herman Otis Balls, deceased,
TO

Eddie Benefield

E 72261

JUN 20 3 01 PM '78

| | | | | | |
|---|---|---|---|---|---|
| JUN20 78 | CONV | 75,000.00 | | | |
| JUN20 78 S'TAX | | | B* | 195.00 | |
| JUN20 78 PR'FEE | | | B* | .50 | |
| JUN20 78 | W'DEED | | B* | 4.00 | * 199.50 |

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